

PROPERTY LOCATION

No	Alt No	Direction/Street/City
225		WAVERLY ST, ARLINGTON

OWNERSHIP

Owner 1:	MORRISSETTE DAVID R ETAL/ TRS			
Owner 2:	MORRISSETTE/NIHAN REVOCABLE			
Owner 3:	TRUST			
Street 1:	225 WAVERLEY ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:	MORRISSETTE DAVID R -		
Owner 2:	NIHAN CHRISTINE M -		
Street 1:	225 WAVERLEY ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 1588 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000		
Total AC/HA: 0.13774			Total SF/SM: 6000		Parcel LUC: 101		One Family			Prime NB Desc:		ARLINGTON							Total: 420,000		Spl Credit				Total: 420,000			

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	346,700		420,000	766,700		103220
							GIS Ref
							GIS Ref
Total Card	0.138	346,700		420,000	766,700	Entered Lot Size	
Total Parcel	0.138	346,700		420,000	766,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		482.81	/Parcel: 482.8	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	346,700	0	6,000.	420,000	766,700	766,700	Year End Roll	12/18/2019	PRINT	
2019	101	FV	253,400	0	6,000.	420,000	673,400	673,400	Year End Roll	1/3/2019		Date
2018	101	FV	278,800	0	6,000.	354,000	632,800	632,800	Year End Roll	12/20/2017	12/11/20	02:16:24
2017	101	FV	278,800	0	6,000.	324,000	602,800	602,800	Year End Roll	1/3/2017		
2016	101	FV	278,800	0	6,000.	276,000	554,800	554,800	Year End	1/4/2016	LAST REV	
2015	101	FV	267,900	0	6,000.	240,000	507,900	507,900	Year End Roll	12/11/2014	Date	Time
2014	101	FV	267,900	0	6,000.	222,000	489,900	489,900	Year End Roll	12/16/2013	01/15/19	11:33:13
2013	101	FV	267,900	0	6,000.	211,200	479,100	479,100		12/13/2012	danam	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
10/18/2008	Meas/Inspect	197	PATRIOT
4/11/2005	MLS	BR	B Rossignol
4/11/2005	Permit Visit	BR	B Rossignol
11/23/1999	Meas/Inspect	270	PATRIOT
7/20/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	103220
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

